

Residential Zone Policy Area A560

Zone Information Sheet 04

How will this Policy Area develop in the future?

Due to the well preserved housing stock and consistent character, limited opportunity exists for redevelopment in this Policy Area. Most development will be in the form of alterations or additions to the side or rear of existing dwellings.

The Policy Area is characterised by single-storey and two storey detached dwellings of significant scale and value, with the significant majority of dwellings comprising bungalow or villas. These dwellings reflect the period of the establishment of suburbs such as Fitzroy, Medindie Gardens and Prospect during the late 19th and early 20th centuries.

New dwellings may occur on existing vacant allotments or through the replacement of less attractive or unsound dwellings. They will reflect the height and scale of existing dwellings and will incorporate similar roof profiles, as well as respecting the detailing of the original buildings. There is limited opportunity for development of densities higher than that which currently exists.

Building design should be of a high architectural standard and wherever possible provide generous setbacks from all property boundaries so that existing vegetation can be protected and enhanced.

What are the land division requirements?

Minimum site areas and allotment widths are the same for all types of dwellings, at 560m² and 15m respectively.

If seeking to divide the land or establish new development on a site, the site areas (per dwelling) and frontage widths that should be achieved are detailed in the table below. The desired minimum site area for residential flat buildings or group dwellings excludes the common area that would be used as a driveway.

Dwelling Type	Site Area	Frontage Width
Detached dwelling	≥ 560m ²	≥ 15m (per dwelling)
Semi-detached or row dwelling	≥ 560m ²	≥ 15m (per dwelling)
Residential flat building or group dwelling	≥ 560m ²	≥ 15m (per dwelling)

If your proposal fails to satisfy either of these requirements, it is unlikely that it would be supported.

Where an application is submitted to divide land for the purpose of establishing semi-detached dwellings, Council requires that building work is substantially commenced before allowing new titles to be issued.

How wide does the driveway need to be for a hammerhead development?

To provide access to one or two dwellings at the rear of a site, the area for driveway and landscaping should have a minimum width of 5m, widening to 6m for at least 6m from the street property boundary.

Where there are more than two dwellings, the access way shall be 8.0 metres to facilitate two way vehicular movement and landscaping.

A lesser width than these guidelines may also be considered acceptable, as long as adequate vehicular access and landscaping is able to be provided.



What are the setbacks for new dwellings?

Front setback

The front setback of new housing or dwelling additions should match or complement that of the immediate locality. Generally, this is achieved by providing a front setback that is the average of the two adjacent dwellings.

A garage or carport associated with the new dwelling should be set back a minimum of 500mm behind the main face of the dwelling and a minimum of 6m from the street property boundary.

Side setbacks

Side setbacks should be similar to those of surrounding dwellings. While the building may be built to the side property boundary, the siting of boundary walls needs to be carefully considered to minimise impacts on occupiers of adjoining properties and ensure a complementary appearance as viewed from the street.

To satisfy the requirements of the Building Code of Australia, solid walls that are not located on the boundary must be set back a minimum of 600mm. Walls with window or door openings must be set back 900mm, although it is recommended that a minimum 1m setback is achieved.

Rear setback

While there is no minimum rear setback described in Council's Development Plan, new development should be sited to ensure that sufficient private open space is provided and that the location of buildings does not result in an unreasonable visual or overshadowing impact on adjoining properties.

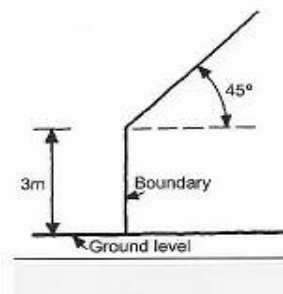
Long, poorly articulated dwellings located near side property boundaries should be avoided, as they can result in an unreasonable visual impact on neighbours.

Secondary street setback

If the development is located on a corner site, then the side wall of the building should be set back a minimum of 2m from the secondary street property boundary. Additional setback may be required to ensure that the new building integrates well with both the primary and secondary streetscapes.

The building envelope

Buildings should not extend beyond a prescribed building envelope, which is defined by projecting planes at 45° from a height of 3m above natural ground level at the side, rear and front property boundaries. Some minor encroachments beyond the envelope may be allowed.



What extent of site coverage is allowed?

The maximum site coverage for residential development is 50% (excluding the area of the access way for a hammerhead site). All roofed areas are used in calculating the extent of site coverage, including other structures such as outbuildings, garages, carports and verandahs, as well as the dwelling.

New development may exceed the maximum desired site coverage, if it involves buildings that are assessed against criteria contained within the Development Regulations rather than those in Council's Development Plan. In such cases, site coverage of up to 60% (or 70%) may be permissible. For further details on the Residential Development Code, please refer to www.sa.gov.au/planning/rescode.

How much private open space (back yard) is required?

All dwellings should be provided with a useable open space of 25m² per bedroom (or room able to be used as a bedroom) with a minimum dimension of 4m. The front yard is not included in calculating private open space, while the private open spaces area should be directly accessible from the internal living areas of the dwelling.

Up to 20% of the private open space area may be covered by solid-roofed verandahs that are open on at least two sides.

For further information:

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Is there any particular style of dwelling I have to build?

City of Prospect is recognised for its character homes and heritage places, the majority of which were established in the late 1800s and early 1900s. As a result, the styles of dwellings common in the Council area include symmetrical cottages, villas and return verandah villas, along with bungalows and Tudor-style dwellings.

While these styles may be difficult to reproduce, it is generally desirable that new development complements the predominant character of the area. There are some relatively recent developments that are unsympathetic to their surroundings, so you should avoid trying to repeat these design outcomes.

New dwellings that appear sympathetic to character housing generally have a similar roof pitch and feature a similar eave/ceiling height. Windows to the front façade are of similar size and spacing to those on character dwellings. Garaging is modest in width and set back behind the main face of the dwelling to minimise its prominence as a design element.

A streetscape elevation, showing the relationship of the proposed building with the two neighbouring houses, will need to be submitted to Council as part of the application.

Do I need to use any specific materials and colours?

The majority of established character homes are typically of brick construction, with materials such as feature stone and render to the street façade. Tiled roofs are common in the area, along with (colour-treated) corrugated iron roofs.

It is recommended that similar materials be used in the construction of new development, with similar colour palettes used to ensure that the new building is a sympathetic addition to the existing streetscape.

Can I have a double garage?

The width and appearance of garaging is critical in achieving a sympathetic design outcome. Sheds and garages have historically been relatively inconspicuous and it is only from the 1950s onwards that they have become a common design element in new dwellings.

While it is acknowledged that garaging for vehicles is now considered a necessity, the garage has started to become the most conspicuous feature of new dwellings. Wider driveways also result in less landscaping area for front yards. To assist in achieving a design outcome that is sympathetic with existing character homes, double-width garages should not be established on allotments of less than 12m in width.

This is particularly relevant for semi-detached or row dwellings, which can be established on allotments with a width as little as 7.5m. For semi-detached or row dwellings, garages should be limited to a single-width tilt-up or roller door. The single-width door limit applies to both single-storey and two-storey development.

Could I build a granny flat?

Dependent accommodation (also known as a granny flat) is accommodation for dependent relatives that would be located on the same allotment and connected to the same services as the main dwelling. Development approval would be required prior to construction.

Generally, a granny flat would be allowed if it would:

- be no larger than 60m² in floor area; and
- not contain a kitchen; and
- not contain a laundry; and
- be provided with an additional parking space for the exclusive use of the occupant(s).

In addition, the site of the existing dwelling would need to:

- be greater than 600m² and is not going to be further subdivided; and
- allow for at least 100m² private open space to be shared by both residences.



Do I need to consider front fences and landscaping when making an application?

While not always required for assessment of new dwellings, landscaping schemes and front fences make an important contribution to the character of the streetscape and should be designed to match or complement the style of the dwelling to which it relates and other fencing in the locality.

The design of landscaping should incorporate existing mature vegetation if possible, supplemented with native plants to minimise the need for watering. The front fence should be visually permeable to enable views from the dwelling to the street for passive surveillance.

What are the privacy requirements for new dwellings?

Any upper storey windows that directly overlook the private open space or windows of adjacent properties must be provided with fixed and obscured glass (or a similar privacy solution) to a minimum height of 1.7m above the upper floor level.

Any balcony or deck that is more than 300mm above natural ground level, and directly overlooks the private open space or windows of adjacent properties, is to have permanent privacy screens fixed to a height of 1.8m above the balcony/deck level.

The provision of additional landscaping, or increasing the height of boundary fencing, is generally not a desirable solution to prevent overlooking from upper storey windows, balconies or raised decks.

My site slopes. Can I cut or fill to make it level?

Build-up of the site should be minimised to avoid overlooking into adjoining properties. If the proposed development involves build-up of the site, Council will require that fences be replaced or increased in height to ensure that the privacy of neighbours is maintained. Excessive fence heights should be avoided.

Cutting into the site has the potential to affect the stability of adjoining land. As such, there are mandatory notifications that the owner/builder must make to the neighbour, and all reasonable precautions must be taken to minimise the impact on adjoining properties. Retaining walls must not be of timber construction.

If your site has a significant slope, or if your dwelling extends deep into the site, you will need to use a stepped slab so that the finished floor level is as near as possible to natural ground level.

What environmental considerations should I be aware of?

Development should be appropriately designed and oriented to reduce the need for mechanical heating and cooling of buildings. This can be achieved by sizing and shading windows to reduce summer heat load while permitting the entry of winter sun, as well as allowing for cross-ventilation. An additional benefit is an increased level of comfort within the home through the creation of lighter, airier spaces.

The collection and re-use of rainwater is also encouraged. While there are minimum requirements prescribed under the Building Code, consideration should be given to increasing the storage capacity and maximising the re-use of rainwater on-site.

Like many Councils, City of Prospect has a three bin system for waste management. New development should allocate an appropriate area for bin storage.

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